

Call to Order:

The meeting was called to order at 7:05 p.m. by Chairman McLaughlin who read the following statement: “Notice of this meeting was given as required by the Open Public Meetings Act in the Annual Notice of Meetings. This notice was sent in writing to the South Jersey Times on January 8, 2016. A copy was posted on the second floor bulletin board of Town Hall and a copy was given to the Township Clerk. In addition, notice for this evening’s public hearings was sent in writing to the South Jersey Times on January 4, 2016.”

The Board saluted the flag.

Roll call: Present – Mr. Carney, Mr. Fritz, Ms. Hui, Mr. Kozak, Mr. Salvadori, Mr. Mercado, Ms. Capate, Mr. McLaughlin. Absent – Mr. Manfredi, (excused), Mr. Sander, (excused). Also present – Mr. Shotts, Solicitor, Mr. Kernan, Planner, Mr. Heffner, Council Liaison.

Public Hearings:

1. #16-02 – Patrick Doody – Rear Yard Variance

Present – Patrick Doody, applicant.

Member’s packets contained: 1. A copy of the applicant’s variance application. 2. Photographs of the property and shed. 3. A copy of the applicant’s survey.

The applicant is seeking an eleven foot rear yard variance where twenty-five feet is required and he has constructed a shed that is fourteen feet from the rear yard. The property is located at 37 Pine Street, also known as Block 1803, Lot 18 in the R-1 Zoning District.

Mr. Doody was sworn in by Mr. Shotts. Mr. Shotts asked if the application can be deemed complete. Mrs. Farrell stated that it can be deemed complete. Motion by Mr. Salvadori, seconded by Mr. Fritz to deem application #16-02 complete. Voice vote; all ayes, motion passed.

Mr. Doody confirmed that the shed has already been constructed but not completely finished. Mr. Fritz asked if he intends to have any electric or plumbing installed in the shed. Mr. Doody testified he did not; the shed is strictly for storage of the lawn equipment, tools, and other household items. Mr. Salvadori asked why Mr. Doody did not construct the shed further away from the rear fence line. Mr. Doody replied that there is still electric and the switches for the pool that was previously in the backyard and he may want to get another pool in the future so he did not want to have the shed in the middle of the yard. Mr. Fritz asked if there are any drainage issues due to the grading. Mr. Doody replied that there aren’t any issues with runoff to the neighbors. The property slopes about three inches from the rear yard toward his house so if anything it would affect his own property. There have not been any complaints from the neighbors about the shed.

Public Hearings: (continued)

1. #16-02 – Patrick Doody (continued)

Mr. Kozak asked how Mr. Doody was alerted he needed a variance. Mr. Doody replied that he did not realize he needed a permit or the variance before he started building the shed. He received a notice in the mail.

Motion passed to open the hearing to the public. There being none, motion passed to close the hearing to the public.

Ms. Hui asked Mr. Doody if he thought to look on the Township's website to see if he would be required to get a permit for the shed. Mr. Doody replied that he did not think to look on the website. Mr. Shotts reviewed the variance request for the Board.

Motion by Mr. Fritz, seconded by Mr. Salvadori to grant the rear yard variance of eleven feet where twenty-five feet is required and the applicant has provided fourteen feet; conditioned upon the applicant using the shed for storage only. Roll call vote: Ayes – Mr. Fritz, Mr. Salvadori, Mr. Carney, Ms. Hui, Mr. Kozak, Mr. Mercado, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

2. #16-03 – Lois Greco – Front & Side Yard Variances

Present – Lois Greco, applicant, Robert O'Reilly, applicant's architect, Samuel Williams, applicant's contractor.

Member's packets contained: 1. A copy of the applicant's variance application. 2. Photographs of the property. 3. A copy of the applicant's plot plan. 4. Copies of the demolition plan, floor plan, and exterior elevations.

The applicant is requesting a front yard variance of approximately thirty feet and a side yard variance of approximately twelve feet in order to be permitted to construct a two car garage in addition to relocating the laundry room and adding a master bedroom and bath. The property is located at 1814 York Avenue, also known as Lot 15303, Lot 26 in the R-3 Zoning District.

Mr. McLaughlin asked if the application can be deemed complete. Mrs. Farrell replied that the application can be deemed complete. Motion by Mr. Salvadori, seconded by Mr. Carney to deem application #16-03 complete. Voice vote; all ayes, motion passed. Ms. Greco, Mr. Williams, and Mr. O'Reilly were sworn in by Mr. Shotts.

Public Hearings: (continued)

2. #16-03 – Lois Greco (continued)

Mr. Mercado asked if the applicant is preparing a grading plan since the garage will be very close to the property line. Mr. O'Reilly stated that the site plan does show the topography; however the property is relatively flat and slopes towards the rear of the property. Mr. Mercado stated that he would like to see some measures taken to insure that there aren't any water runoff issues onto the neighboring property. Mr. Williams stated that they would address that during construction. Mr. Fritz commented on the widening of the driveway and the wellhead being located in that area. Mr. Williams stated that they would place a sleeve over the wellhead and drop it down below the concrete for protection.

Motion passed to open the hearing to the public. There being none, motion passed to close the hearing to the public.

Mr. Shotts reviewed the requested variances for the Board. The applicant is requesting a front yard variance and a side yard variance as previously noted. The addition is for the purpose of constructing a two car garage, relocating the laundry room from the basement to the first floor, as well as having an additional bedroom and bath. The motion would be for the front and side yard variances conditioned upon the applicant addressing any water runoff issues along the left side of the property and protecting the wellhead when widening the driveway. Motion by Mr. Carney, seconded by Mr. Mercado to approve the front and side yard variances with the conditions previously stated. Roll call vote: Ayes – Mr. Carney, Mr. Mercado, Mr. Fritz, Ms. Hui, Mr. Kozak, Mr. Salvadori, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

The Board took a brief recess.

3. #16-04 & #WSP-03-16 – Jack Mesiano/Onorino Fascelli – Use Variance/Site Plan Waiver

Present – Jack Mesiano, applicant, Onorino Fascelli, applicant.

Member's packets contained: 1. A copy of the applicant's use variance application. 2. Report dated January 12, 2016 prepared by Pam Pellegrini. 3. A copy of the applicant's site plan waiver application. 4. Photographs of the property and survey.

The applicant is requesting a use variance in order to be allowed to convert an existing 30 x 40 square foot building for use as a wholesale bakery. No exterior improvements are proposed for the building. The application indicates that there are only two employees and there are no deliveries or retail activity proposed. The applicant is requesting a waiver of site plan if the use variance is approved. The property is located at 1500 North Main Street, also known as Block 201, Lot 41 in the R-2 Zoning District.

Public Hearings: (continued)

3. #16-04 & #WSP-03-16 – Jack Mesiano/Onorino Fascelli (continued)

Mr. Mesiano and Mr. Fascelli were sworn in by Mr. Shotts. Mr. McLaughlin asked if the application can be deemed complete. Mrs. Farrell replied that the it can be deemed complete. Motion by Mr. Salvadori, seconded by Mr. Fritz to deem the application complete. Voice vote; all ayes, motion passed. Mr. Mesiano stated that he has several buildings on his property all of which were used for his plumbing business. He is starting to downsize that business and no longer has a need to utilize the 30 x 40 building. Mr. Fascelli has been his friend and tenant for approximately ten years. He proposed that he use the vacant building for a wholesale bakery.

Mr. Fascelli testified that the wholesale bakery will sell to restaurants and delis; bread and tomato bread. There will not be any on-site retail to customers. Mr. McLaughlin asked if the plumbing business will remain on the site. Mr. Mesiano stated that he will still have the plumbing business; however he has downsized considerably. He used to have five or six employees but now it is just him and a helper. Mr. McLaughlin asked what type of renovations will be done to the building. Mr. Mesiano stated that there will be interior renovations. The inside will be cleaned and outfitted for the bakery. With regard to Ms. Pellegrini's report, Mr. Mesiano stated that he has contacted the County Health Department concerning the adequacy of the existing septic system. He also commented that the water will be tested as well. There will not be any issues with parking since Mr. Fascelli lives on the property and he and his wife are the only employees of the bakery.

Mrs. Farrell inquired as to the use of the existing 32 x 42 building directly behind the house. Mr. Mesiano testified that a small portion of that building is used for storage for Mr. Fascelli as well as there being an apartment where Mr. Fascelli resides. The apartment is a registered rental with the Township. The canopy that is located in the rear of the property is used to protect an air compressor and backhoe as well as some other equipment from the weather. Mrs. Farrell inquired as to deliveries to the property. Mr. Fascelli stated that there will not be any deliveries. He will pick up the items he needs for the operation of the bakery. In addition, he or his wife will make the deliveries to their customers. Mr. Fascelli stated that he hopes one day to open a retail bakery in the town but right now it's just a small wholesale operation and he does not plan to expand at this time. Mr. Mesiano stated that because this is a commercial operation it requires State approval not County Health Department approval. Mrs. Farrell stated that approval from the Board will be conditioned upon the submission of the approval from the State. Mr. Heffner asked the size of the oven and if there will be a fire suppression system. Mr. Mesiano replied that the oven will be 20,000 BTU's and that they will comply with the requirements of the Construction Office. With regard to COAH, Mr. Mesiano stated that he spoke with Mr. Morrison and they are not required to pay the development fee since the building is existing.

Motion passed to open the hearing to the public. There being none, motion passed to close the hearing to the public.

Public Hearings: (continued)

3. #16-04 & #WSP-03-16 – Jack Mesiano/Onorino Fascelli (continued)

Mr. Shotts reviewed the application requests for the Board along with the conditions of approval for the use variance. Any approval will be conditioned upon no expansion of the use without Board approval and State Health Department approval. Motion by Mr. Fritz, seconded by Mr. Carney to grant the use variance subject to the conditions stated above. Roll call vote: Ayes – Mr. Fritz, Mr. Carney, Ms. Hui, Mr. Kozak, Mr. Salvadori, Mr. Mercado, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

Mr. Shotts reviewed the site plan waiver request for the Board. Since there aren't any exterior changes proposed to the building or the site, a site plan waiver request is appropriate. Motion by Mr. Fritz, seconded by Mr. Salvadori to grant the site plan waiver. Roll call vote: Ayes – Mr. Fritz, Mr. Salvadori, Mr. Carney, Ms. Hui, Mr. Kozak, Mr. Mercado, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

Public Portion:

Motion passed to open the meeting to the public. There being none, motion passed to close the meeting to the public.

Reports:

1. Mrs. Farrell stated the next meeting is February 2, 2016.

Approval of Minutes:

1. 1/5/2016 reorganization meeting.

Motion by Mr. Salvadori, seconded by Mr. Fritz to approve the minutes from the January 5, 2016 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 7:42 p.m.

These minutes are an extract from the meeting that was held on the above date and are not a verbatim account or to be construed as an official transcript of the proceedings. The tape of the meeting is stored in the office of the Board.

Ninette Orbaczewski
Clerk Transcriber